Minutes of the Meetings of the Building Committee of Christ Church Hospital, Belmont.

C. Campbell Cooper
James C. Booth
Chas. Willing
} Committee 1857.

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March 12th 1857. At this time, the foundation having been partly completed, the Managers are deliberating on the propriety of expending $96.000, (a sum much larger than originally contemplated,) in order to make the Building thoroughly fire-proof by using iron joists and brick arches between - The Managers will meet on Monday evening next, 16th inst. and the Building Comm. are then to report after a careful consideration of all the estimates and offers for contracts -

March 12. Professor Booth and Dr. Cooper met at the house of the latter, No 50 North 13th Street, this evening - Dr. Willing not present, being absent from the city - It was determined to urge upon the Board the propriety of proceeding with the entire building. 237 ft front, with Chapel wing, and to recommend its being thoroughly fire proof in the manner proposed, for the safety of the lives of the inmates, for permanence, and to save

the cost of insurance - The estimated cost will be $96.000 - This estimate has been made on very careful measurements from the working plans, and ~~from~~ offers from reliable men for work and materials. Our calculations carefully made, and for a long time thought over, show that after the expenditure of the above sum, we shall have remaining an income of $14' a $15.000, without taking into consideration the value of the property in Cherry Street, now occupied by the Hospital family - and the cost of maintaining a hundred inmates we have calculated will be less than $14.000 - If, by any unforeseen occurrence, our expenditure should go beyond expectation, or our securities should diminish in value, we shall still have the resource of admitting only so many as we can support until we shall have saved sufficient to cover our extra cost -

1857

Monday evening March 16. Present at Mr S. Welsh's house, S. side Spruce, 4th house above 7th, Messrs Welsh, Booth & Cooper. It was agreed, if the opinions of the other members coincided to proceed with the whole fireproof building — as it would ~~only~~ be necessary only to spread the time of building over a longer time, in order to control the remaining income the support of inmates —

Tuesday, March 17. V. Cooper obtained from Mr Newbold his assent to proceeding —

Thursday. March 19th This evening Prof. Booth Mr Spies, and George Diemer the Mason met V Cooper at his office — Mr Diemer had offered to furnish dimension stone at 35 cts per cubic foot. As this offer was much lower than any other, and he seemed to be a reliable man, V Cooper asked him whether in case he failed to get suitable stone from the Quarry on the

Peters' estate, which he proposes to work, there was any stone sufficiently near to enable him certainly to furnish it at that price. He answered that he could obtain the stone of the same color at the Leiperville quarries - but that the price then would be 5 cts more - and that being harder, it would cost 5 cts per foot more to cut, i.e. 30 cts - making 70 cts per cubic foot for the cut stone instead of 60 - But that he and his father, an old quarryman, had no doubt of their being able to obtain all that would be wanted from the Peters quarry - It was agreed that the contract should not be made until they had obtained a knowledge of that quarry by a couple of weeks work on it - Prof. Booth, after Mr Diemer had left, expressed a favorable opinion of him, as a plain, straight forward, practical man - seemingly worthy of confidence -

The Architect was directed, after some con-

verbatim on the depth of iron joists and span of brick arches as bearing on the plans, to have contracts prepared with Messrs Cooper & Hewitt of Trenton for the 9 in. joists at $1.31 per foot and with the Phoenixville Iron Co. for the 7 in. joists at $1 per foot – these parties having offered them respectively at those prices, below their regular prices, on account of the character of the building to be erected –

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Committee for

1857 – 8

C. Campbell Cooper
D. Henry Flickwir
James C. Booth –

Thursday. April 30 – Committee visited the Farm – Present Messrs Booth Hopper Mr Spies also present – It is expected from the condition of the work that the foundation will be complete in two or three weeks –

Tuesday May 5. Committee met at the office of D. Cooper – All present – The report of the Architect, embracing the proposals of Mr. J.G. Diemer for continuing the work, was referred to the Committee with power to act – The Com – determined that only iron joists should be used in the main Building – But that in the Chapel wing iron joists would be needed only over the hot air chamber running under the centre of dining room – It would have been preferred that none but iron joists should have been used here – But the span of the Chapel floor and ceiling being so great

(30 feet); it was not deemed prudent to go to the necessary expense - and Mr Flickin having had much experience in insurance, thought that wooden joists would answer - if the floors were deadened by filling in with mortar - especialy as there is to be no fire used in that wing - and it will also be shut off by iron doors from the main building -

The Contract with J. M. Stasfer for the wooden floor, and also that for the centers for cellar windows was approved -

The Messrs Diemer's offer for a continuation of the work was then considered and approved - and the Architect authorized to have a contract drawn up for signature as follows -

Mason Work and all the labor & materials (except the stone & setting window frames cut work, blocks &c) for the sum of $2.34 per cubic perch of 22 cubic feet measured in the wall and all openings deducted

Stone suitable for cut work, and approved, the same to be procured in the neighborhood for each cubic foot when cut, the same measuring over 12 inches rise and 12 inches bed - 35 cents per cubic foot — Stone under the above size, 35 cents per lineal foot —

(Mem: these prices are based on the supposition that the stone can be procured of proper quality and size at the Belmont quarries - which Messrs Diemer are now working.) -

To dress all the plain work, except the mouldings on the door jambs and arches, the parapets balconies, pinnacles and finials for 25 cents per square foot face measure in the wall -

Brick work with all the labor and materials except the bricks (which are to be furnished to them convenient to the Building for $3.87 per thousand —

Amos Parsons of Lower Merion was agreed upon to furnish iron bars &c for cellar windows, flues, straps ties and hooks - at 6 1/4 cents per lb - delivered at the Building -

Friday May 8. The Committee met at the New Building. All present - Also the Architect -
It being Mr Flickwir's first visit, he spent the afternoon in examining the work and materials, which are entirely satisfactory -

The Committee were much gratified with the books kept by the Architect for entering all the materials as they are furnished - with the dimensions and quality - the same being likely to prevent any misunderstanding in the purposes of the work - as they are examined, measured and entered, when delivered, by Mr Enoch Beam, a pupil of the Architect - who is always on the ground - and who also keeps an account of all work done not under contract -

1857

Wednesday June 3rd Committee met at the new Building. Present Messrs Cooper & Flickwir. Mr Booth absent on account of his child's illness.

Foundation complete, and the work progressing on the superstructure.

Saturday June 6th. Chairman examined the Contracts for the continuation of the work, and finding them correspond with the offers, signed them at the Architect's office.

Thursday July 2nd. Chn visited the Building.

Friday July 10th. Committee met at the Building. Present Messrs Flickwir & Cooper. Work going on slowly in consequence of the cut stone failing in our quarries and those on the Belmont property. Authorized Mr Ypres to order a sufficient quantity of the necessary

quality from Leiperville quarries -

Also authorized a contract to be drawn u[p] with Mr McCarthy in accordance with his offer for cutting the stone for the Entrance Doorw[ay] at cts 489. for our stone - or " 509. for that from Leiperville -

Agreed to Harper's offer to construct Cent[res] for the basement arches &c for cts 87 -

The work on the building has been delayed by the rainy weather - but it is well and substantially done -

The Committee were out again during July. day forgotten -

Wednesday Augst 19th - Meeting called, but only the Chairman present - Stone ordered from Leiperville not arrived, altho' ordered and promised some weeks since - Building consequent[ly] progressing slowly -

1857

Thursday. Aug. 20th Signed the contract with McCarty for the front door way — and the addition to Dremer's contract in relation to the Stone from Leiperville —

Friday. Sept 4th. Committee met. Present Messrs Cooper & Booth. Building still progressing slowly — but somewhat faster than has been the case for some time past as some of the Stone has arrived from Leiperville — and our own quarries are also doing better. Mr Kempton and Mr Spiers both present on the ground — and all went over the farm to examine the progress of the drainage intended to give vent to the water from the numerous springs on the farm which are looked to for the supply of water for the building when finished — this system of drainage it is believed will add much to the value of the farm by rendering the swampy places susceptible of tillage — and improving the meadows — Chairman purchased $10 worth of tickets (200) on the Rail Road from 16th & Willow to the foot of the inclined plane

Wednesday - Sept. 9th - Committee all present
Building progressing rather more rapidly - but
it is now evident that the building can now
only be carried to the height of the window
sills of the 1st story above the basement, this
season - Our own quarries still doing work,
and stone from Leiperville also arriving - this
last is lighter colored stone than ours - and
we therefore requested the mason, Mr Diemer to
have them as equally as possible distributed
over the face of the building - so as not to
hurt the appearance of it by irregularity -

There being about $3500 of boards and window
frames and sash on the ground and in the
Architects drawing shed, Mr Stickney was reques-
ted to ascertain what premium would be necess-
ary to insure $2000 on it from fire -

Tuesday evening, 22nd September. One of the piles of 2nd Common boards was fired by an incendiary - and destroyed - loss about $500 -

Saturday, 26th. The Committee authorized a reward of 100.00 to be offered for the conviction of the incendiary - and the reward to be advertised in two of the papers, Evening Bulletin and Ledger, and handbills of the offer to be posted in various places in and about Belmont -

Tuesday, 29th. Committee met at the Farm - present Messrs Booth & Cooper -

Stone still scarce from Leiperville quarries - Our own quarries doing better - Part of the base course surmounting the basement story has been put up, that on the South end and South half of the front - Committee authorized an insurance of $2000 on lumber, materials and finished work (window frames, sash &c) on the ground - which was obtained in

the Franklin office on the following day.

November 28th. There have been several calls for meetings of the Committee since the last entry, but circumstances have prevented all but the Chairman from attending. To day present Messrs Booth & Cooper. The walls are now covered for the winter. The outer walls having reached the height of the lower sill of the 1st story (above the basement) - and the inner walls the full height of the 1st story.

Authorized levels to be taken and estimates made for the construction of a pond and dam for a wheel to take the place eventually of the ram, for supplying water to the house.

Dec. 3. Chn. rec'd a note from the Architect informing him of the fall from one of the walls of the building, of John Anderson,

who was adjusting some of the boards and fell into the cellar – The Chn went out at once and found him very much, though not seriously injured — Took the responsibility of assuring him his wages should continue –

Dec 18th 1857. Committee met at Dr Cooper's office in reference to making a dam – Present Messrs Booth Cooper – Architect laid before them the several plans and estimates – and it was decided that the most favorable location for the dam was across the stream between the two quarries and just above them – and that the carting away of ~~Rock~~ necessary to be removed therefor should be done by Henry Campbell the occupant of the farm, if he would do it as low as any other would offer – The preparation for the said Dam to be at once proceeded with – the earth to be taken to fill up round the Building –

Jan 5. 1858. Messrs Booth Cooper met informally with Mr Spier to consider the work done on the new Building, and to compare the cost with the estimated cost. The Committee will have a formal meeting next week.

Tuesday Jany 12. 1858. The Committee met at the office of the Chairman - All present - as also the Architect - The Accounts of the Expenditure were critically examined - It was estimated that the completion of the outer walls to the lower sills of the 2nd story windows, and inner walls to the joists of the 2nd story, would cost $32.000 which would be the 1st year's work - The inner walls have reached their height, but the outer walls are only to the lower sills of the 1st story -

But by the work which has been already

done, an estimate, very close in its character, has been made of what would have been the additional expenditure, had the Building been completed to the proposed point — From that estimate it is believed that the expense has been within the estimate not less than $3,300.

The Architect having represented that his Clerk of Works, Mr Beans, has been very faithful in his attendance on the Building, watching the delivery of materials and the progress of the masonry &c — and that his service had prevented the necessity of employing a Carpenter to perform the same work. And the Committee having had personal observation of the attention of Mr Beans, it was unanimously Resolved,

That the Com: give to Mr Beans an Order on the Treasurer for Two hundred Dollars — in compensation for his services —

1858. Committee went out to the Farm to view the sites for the dam. The Architect, Superintendent of Property & Physician to the Hospital in Company –

It was more than ever evident that the dam across the Stream, between the two quarr[ies] would be the most desirable – Nothing defini[te] however was done or decided upon – further exa[mination] requiring to be made –

Monday February 8. 1858. Committee met at the Office of the Chairman.

It was determined to build the dam across the Stream between the two quarries.

A proposal was read from Isaac Wellthwaite to build the same, finding all materials (except the capping stone for the waste water) and doing the work well and in accordance with the plan of the Architect for $483. This was accepted with the additional proviso that 20 pr. ct should be retained of the cost until two months after the water should be let in to the pond, and that the Contractor should then give a bond in $1000 for the stability of the work during the first winter after its completion.

~~The plans were the~~

Mr Wellthwaite also made an offer which was accepted, to dig and

remove from the space to be covered
by the water, the soil to the depth of
at least one foot for 20 cts per cubic
yard -

This is done in order to remove all
vegetable matter from the water, and
to have the rich bottom for use on the
farm -

The plans were then examined with
reference to the next season's work on the
building - It was determined to cont
and complete the walls ready for the
roof - that being the season's work - a
an estimated cost not exceeding $35-

The Com. authorized the payment of
an additional 5 pr. ct on 10.000 - or
$500 to the Architect - that sum having
been expended since his last instalment
of commission was paid -

Feb. 25. 1858. In consequence of Mr. Wilkinson being unwilling to contract on the terms proposed, it was agreed informally by the committee that his requirements should be agreed to in regard to additional thickness of tables for the dam, and a greater number of stuffers - these additions would make his contract price for the work ″561 - Contract signed accordingly by the Chairman -

March 22. 1858

Masons recommenced their work on the building this day - closing up the work on the rear of the infirmary wing - which has thus far been left open to give room for the boiler for the heating apparatus to be taken in - but it is thought unnecessary to continue the opening for that purpose, as the boiler can be taken in pieces, and put together inside -

March 22nd Monday. The Chairman
visited the Farm to day, and found th
considerable progress has taken place in lev
ing the grounds around in the building,
in covering in the Springs and the water co
from them which are to supply the hous
water. Trenching going on for the dam w

April 28. 1858. Thursday.

Committee visited the New Building.
Mr Flickwir absent, having been out yeste
under a misapprehension about the time.
Messrs Booth & Cooper with the Architect
Walls progressing well. will soon be rea
for the joists of the third story floor.
Terrace walls in the rear of Building nea
complete. Dam progressing. Work gener
being well done.

A faulty stone or two at the top of the Southern side of Principal door way are to be removed. Base stone of the Northern balcony window first floor, was removed this afternoon – and a better one put in its place.

June 1. 1858. Tuesday. Committee met at the New Building. All present, with the Architect.

On account of the continued wet weather since the last visit, but little progress has been made on the building. The top earth is nearly all removed from the space destined for the pond & the dam is complete.

Between this date and the next the Ch.ⁿ visited the building several times. The work has progressed slowly still on account of the weather, which has lately been unpleasant, hot-

Thursday July 8th 1858. Committee met. All present with the Architect.

The dam is now nearly complete, and the excavation for the pond entirely so. Water was accumulating in it for the purposes of a trial.

Several springs having been discovered below the dam which it is thought may furnish sufficient water for the use of the house, an examination of them was being made to ascertain that point with a view to saving the cost of pipe necessary to bring the water from the springs on the western branch of the stream.

The Committee viewed the ground with reference to the use of the water furnished by the pump for the house. It is proposed that the waste or overflow water from the tank on top of the building shall go to supply a fountain in front of the house, and shall be so conducted also, or to be used for irrigating the land both.

in front and behind the building - and, if not too expensive, to be reconducted to the pond, and perhaps be thrown up in the centre thereof in a jet - Also, that the rain water be so conducted as, if possible, to constitute a reservoir for irrigation - These ends to be accomplished so as to be of the most use with the least labor in that use -

The Architect to report to the Committee a plan for the above, with an approximate estimate -

The Architect is also requested to have a plan made of all the house and water drains and conduits ~~made~~, with exact measurements, as the work progresses - so that at all times hereafter, when repairs are necessary their position may be known -

The arches of the 2nd story windows are complete, and work progressing so that we may look to see the walls complete this year -

1858

Monday July 26. The Chairman visited the Building - Examined the Dam - Pond about half full - the escape pipe having been closed down four or five days. Considerable water escapes through the stone-work about 6 inches above the ground, in the face of the dam - Wetherill and Maguire, the builders of the dam, both say it is from a spring under the pond - There is some show of truth in this as the water is very different from that of the pond - having a decided chalybeate taste and deposit - But the quantity of water seems too great for it to be all or nearly all, spring water -

Thursday 29th Committee met at the new Building - All present, with the Architect. Examined particularly the dam and Pond - The water is within 10 inches of the top, and has gained in the last 24 hours 1 1/4 inch.

Notwithstanding the drain thro' the wall, and the loss of water by sinking into the earth, which is dry from the long drought, and the loss also by evaporation, the sun being very hot, and the wind quite brisk.

Some thermometrical trials of the water in the pond, and that oozing thro' the dam, and also that of the springs above the dam, seem to show that the leaking water is not spring water. The temperature of the leak was but a little below that of the pond water at 7 feet below the surface, while it was considerably higher than that from the springs above, even after this had passed for some distance from the springs. It was determined to let the water out of the pond, so as to see how far the pond affected the leak, and also the springs below the dam, which seem to have increased since the flow of water was thrown into the pond.

Friday August 6. 1858.

Chairman and Professor Booth in company with Dr. West, the Physician to the Hospital visited the Building & Grounds

Walls progressing rapidly. It is expected now that five or ten weeks will finish them. The Water has been drained from the Pond and little or none now comes thro' the dam wall. The springs below the dam very much diminished. That in the Quarry on the west of the run especially. It is thought the water finds its way thro' crevices of the rocky layers underlying the bed of the pond and stream. Efforts are making to stop these by digging down in the bed of the pond to the spring & seams, and below, and puddling so as to throw these springs into the pond.

August

The Chairman visited the Building at different times during this month, noting the progress of the work, but nothing occurred to render necessary the meeting of the Committee.

Tuesday. August 31. 1858

Com^ee met. Present Messrs Flickinr Cooper - with the Architect - Prof: Booth absent from sickness -

Mr Flickinr examined the work through the building. Found it progressing satisfactorily -

The Architect laid numerous propositions before the Committee - of which the following were adopted -

Cumming & Brother - To do all the Roofing, and make the Conductors and Gutters of Polynesia Patent Iron -
Conductors @ 25 cts per ~~square~~ foot -
Gutters and Roofing @ 18 cts per square foot - each Knee or Elbow counting one foot - Flange & mouldings or each joint counting One foot -

This was not to include all the roof, as the Committee determined to leave

it for the Board to decide what the material for the roof should be—

Nicholas Summitt— To put on the roof of the Chapel ready for the slates. finding all material. labor &c— for $125.00—

Wm McCarthy— To make the ornamental crosses for the building @ $40.00 each—

Wm McCarthy— To cut the battlements of the bay windows at the west ends

of the Chapel & Infirmary ward complete from the cornice line upwards for the sum of £110 –

The dam is not yet tight, and it is now proposed to puddle the bottom of the pond for 20 or 30 feet from the dam.

Friday Sept. 10. 1858.

Committee met at the Office of Mr Kempton 13 South Front St. All present - with the Architect.

After due consideration, the following conclusions were come to - viz:

That it is expedient to build at once the house for the wheel and pumps to elevate the water to the tank on top of the building. And, the proposition of Mr Brown to construct the wheel and two plunge pumps

was accepted. It is understood by the Com

mittee that this proposition, made it in Mr.

Brown's name, and for the fulfilment of whi

he makes himself responsible, is at the sug

gestion of Mr James C. Kempton. One of the

Superintendent, who has had much experien

in this sort of machinery, and from his inte

in the Stockholder, desires that every thing sha

be of the best construction.

Also, To accept Isaac W. Merrill's pro-

posal to puddle the bottom of the dam

or so much thereof as may be necessary
at 30 cts per Cubic yard.

Also. That the ceiling joists of 3rd story
shall be of iron, filled in with strips and
cement.

And. That the roof shall be of slate
laid in earth (slate) paint, mixed with
oil.

The material of the rafters not yet
decided on.

Tuesday. Sept: 14.

Committee met at the Building, and fixed the site of the Wheel & Pump house. Prof: Booth absent - being away from the city for his health -

Friday. Oct. 1. 1858.

Mr Grier, Mr Kempton and Dr Cooper visited the farm to examine particularly the proposed site for the wheel house. After various consideration of the nature of the ground and quantities of pipe required for &c. it was concluded to place it near where it had previously been determined - viz: on the slope of the

hill behind the house - west of the north line - Messrs Flickwir and Bolt not present -

Tuesday Oct 26. Committee all present with the Architect and William Saunders Landscape Gardener, who has been recommended to us by John Jay Smith Esqr as the most competent person to arrange and lay out a plan for

improving the grounds of the Hospital.
Mr Smith was also present by invitation.
Mr Saunders suggested generally
some changes in the slopes and size
of the terraces, and after consideration
it was concluded to ask him to
make his suggestions in writing for
the purpose of laying the same before
the next meeting of the Board.

Monday. November 1st | 58

Mr Saunders called on the Ch.

in the morning with his proposition,

which was laid before the Board at

their meeting in the evening. It was

suggested that Mr S. be invited to

make a plan of his proposed improve-

ments, so that if approved by the

Board, they might be carried on

from year to year, if found too

costly for proceeding with all at once.
The Cl[illegible] subsequently authorized
him to make such a plan at a
cost not exceeding fifty dollars, and
to expend not more than ten dollars
additional in the survey necessary for
his purpose.

1858

Saturday Nov: 20th and Saturday Nov. 27. 1858 –

The Ch: visited the Farm – and found the gables in the outer walls progressing – but slowly on account of the difficulty of getting the coping stone rapidly brought from the quarry – The inner walls are all covered up for the winter – The Chapel roof is complete, and seems to be tight –

The water is running over the dam, and the leak, which seemed to be as bad as before, is lessening, owing to the probable subsidence of the puddling clay in the bed of the pond –

1859

Friday evening. January 28th/59.

Building Com. met at the Office of the Chairman - to consider the work proposed to be done for the year - There had been expended on the Building up to this time $62.000 - The income of the Hospital which was $19.000 has been reduced to $15.000 - by the above sum expended on the Building. $10.000 additional

on the Farm and Grounds — and by the reduction of rents from the financial disaster of 1857 & 1858 say $1600 per Annum — In consequence of this last unexpected loss of income, it was finally determined to recommend to the Board an expenditure during the present year (1859) of not more than $25.000 —

This would complete the roof, chimneys, brick arching for floors, and bricks

lining wherever needed on the walls.-

Monday Evening - March 21st/59

Committee met at same place - All present - Architect present also - who reports that Lloyd & Rupack are willing to continue to furnish bricks on the same terms as last year, altho' prices generally are higher - Their offer is accepted, because of the very faithful

performance of last year's contract — altho' an offer was received from other parties, apparently reliable, at lower prices —

Mr Spies also reported that Isaac Wetherill had purchased the Old Engine house at the head of the Inclined Plane, and that he offered to deliver bricks, cleaned, from that, at $4.50 per M. — (market price being $6.50 —) Contract ordered with Wetherill on those terms —

Contract with

read, approved and ordered to be signed — Adjourned to meet next week at the Call of the Ch^n —

Thursday — Ch^n signed the Contracts at the Architects Office, as directed by the B. G. Com —

Thursday June 10th /59

Committee met at the New Building.
Present Mr Flickwir & Dr Cooper - Prof.
Booth absent, as he was removing his
family to summer quarters -
Also present. Messrs Newbold & Souder
& Dr Willing, Managers - Mr Grier,
Architect -
The Iron rafters are being placed

for the roof. The boards are on the roof of the Infirmary wing, nearly ready for the Slaters.

Work progressing well, but slowly.

Managers seem well satisfied with the drains on the farm, and the appearance of the farm.

Committee directed the Clk. to draw an order for $1000 (One thousand dollars) in favor of the Architect being 5 perct

1859

Commission on $20.000 expended since the last payment of commission—

Also, an order in favor of Mr Jly. Diener, Madams, on the 1st of July prox—for $1600 (Sixteen hundred dolls) being part the 20 per ct reserved on the amount of their 1st year's work—

Monday. August

Committee met to view the wheel and pumps. All present with the Architect.

The pumps seem to work well in throwing water up to the mortar beds by the old ram-pipes.

It was determined to have them run day and night without the ram pipe, so as to test the

1859

Capacity of the pond to supply forcing power - If, while the saw is being used, the wheel is run there without diminishing too much the water in the pond, there will be little doubt of an ample power, when the use of the saw is dis-continued, and the wheel moved more slowly in forcing the water to the tank -

1859

Capacity of the pond to supply forcing power – If, while the saw is being used, the wheel is run there without diminishing too much the water in the pond, there will be little doubt of an ample power, when the use of the saw is discontinued, and the wheel moved more slowly in forcing the water to the tank –

1859

Monday Aug. 28th

C.W. visited the Building, and find the slating of roof nearly complete — brick arching for floors progressing —

The experiment with the furnaces is now progressing also —

Sept. 15. Committee met at the building and decided on the number, size, and plan for gas burners — and awarded the contract for them and the pipes to Stratton & Bro: and the contract for plastering to Gillings —

1859

October 24. Committee met at the Architects Office - All present -

Examined the proposals for glass - glazing - plumbing - and doors -

Decided after examination of samples of glass, to use French single thick cylinder glass - and awarded the Contract to R. Shoemaker & Co: who offered to supply 2818 lights for $400

D. Bevan's offer for glazing deemed

to be the lowest - but there being some uncertainty as to whether in his offer, he meant feet or lights, the consideration of it was postponed for the present -

Proposals for plumbing, not acted on, because Forsyth's did not refer to specification, and Stratton & Bro's was not drawn up in proper form -

Sinnott's proposed to furnish about 200 doors (including transoms) for

$8.87½ a piece was accepted - Also his proposition to fit the sash into the frames at 30 cts a piece.

Oct. 27. 1859 - Committee met at Architects office - Present Chr. Wardr. Booth - D. Bevan's amended proposition to paint the sash one coat, to glaze 2798 lights, find putty, and send a man to inspect the glass for $160 was accepted.

Accepted Stratton's proposal for plumbing -

Nov. 17. 1859. Com^ee^ met at Building.
Present. Col. Prof Booth with the Architect

The following orders were made -

Bath & two water closets for servants
to be placed in the basement, small
room. South wing, east front.

Openings into the bottom of tanks to
be as few as possible

Overflow to be carried down to the
wheel house to indicate there the excess

1859

of supply.-

Branch to be connected with the supply pipe to irrigate the grounds -

A second floor lined with lead to be placed under the tanks to lead any leakage into the waste pipe - or overflow -

Supply for a fountain in front of the building, to be brought down from the tank -

January 30. 1860 - Met at the Architects office - All present -

Proposal of Janson Farrand & Co. to furnish 14 iron stairs according to plan for $2495 - accepted -

That of Jacob Bailey to furnish 296 cast iron window sills for $295 also accepted -

Accepted that of W. Sinnott to build the frame of Spire to the Centre tower

1860

for 4/420 -

The subject of heating the building which has occupied the attention of the Committee for a long time, was this day discussed, and the opinion of the Committee was very decided against any of the present modes of heating by steam or hot water, as either very expensive or dangerous, or both - and it was determined to use hot

air furnaces in the cellar corridors or chambers. And that Messrs Bartlett & Reynolds be invited to modify their proposals in accordance with the views of the Architects of Committee.

Feb. 3. 1860. Comm^e called, but only Prof. Booth present at the office of the Architects.

Feb. 9. 1860. Comⁱ met at the office of the Architects. Present Cttᵉ & Bartle-
tt, Dillinger, contractor for the plastering and his contract was signed by the Cttᵉ.

Messrs Bartlett & Reynolds, being satis-fied of the feasibility of the views of the Committee in relation to heating &c. modified their proposition in accordance therewith, and their proposal to furnish

1860

all the heating and cooking apparatus including setting &c for $3315.16 was accepted -

The general idea for the heating is to make the corridor in the cellar one great air-chamber into which the hot air flues for each room in the Building shall open - At the same time, care is had to so arrange the work, that in case of any difficulty arising from the use of

1860

So large an air chamber, the corridor can be readily divided into smaller chambers acting separately –

Bartlett & Reynolds further offer to furnish and put the gas pipe in the great flues – 15 inch pipe of No 10 iron – at $2.25 per foot – was accepted –

Decided that the frame of west verandah should be of iron – and Wood & Perot's offer to build it in accordance with

1860

the plan for $2350 accepted -

The number & location of bells and alarms was decided on as follows -

Night bell with silver pull to be at the vestibule door -

Speaking tubes to be led perpendicularly from the Matrons Room to the Second & third floors -

Also - small gongs of different sounds on the several floors, with pulls in the Matrons Room.

Also - A large gong to be hung under the first floor of the back verandah, with pull in the Matron's Room -

Speaking tubes from each Infirmary Ward to the Kitchen, with signals -

April 24. 1860 -

Committee met - All present - with the Architect - Considered the making a road across the farm from the Building to the Barn yard, but

could arrive at no conclusion -

Ordered a drain to be made across the terrace back from the north end of the Building -

Because of the possibility (altho' remote) of fire communicating from the Chapel Wing (if it should ever burn seriously) to the main Building, it was ordered that Iron doors be placed to the two smaller doorways of the

Dining Room, in addition to that of the middle doorway - these to be suspended so as to slide - And that the stairs in the Southern Tower, leading from the Dining Room to the corridor above, be of iron -

Agreed to cement bases for all the rooms, and cement floors for all the rooms in the basement, except such as are appropriated for sitting or

Sleeping apartments - at 10 cts per

yard square -

Tuesday May 29. 1860

The Committee met at the Building

Present, the following Managers:

Messrs James S. Newbold
Edwd A. Souder
S. H. Flickwir
Rev. J. C. Booth } Build^g Com--
Dr. C. C. Cooper

Mr Willing was not notified, as it was

supposed he was still absent from

1860

the City.

The Architect was present - and the Superintendent of Property, Mr Kempston.

The following persons were present by invitation -

Rt. Rev. Bp. Potter
" " " Bowman
Rev. Dr. Flow } Chaplains
" Mr. Leeds }
" Dr. Morton

Messrs F. Gurney Smith & Wm F. Griffits

Those who had not seen the building before, expressed surprise and gratification

at the beauty and substantial charac-
ter of the structure.

The following business transacted by
the Committee.

A few of the coping stones of the
front area wall ordered to be taken
down, on account of their ragged
edges, and replaced by others.

The plastering of the third floor
nearly complete, and the work is no

1860

progress on the Second - Seems to be very well done -

The water apparatus, including the tanks in the Tower and the pipes connected therewith, in successful operation - The water used at present for supplying the tanks is that which falls from the Wheel - the Committee not having determined from what source to derive the permanent supply for the

House -

The sodding of the pond banks is completed, and the planting of Willows on them nearly so - Mr Wetherell having been ordered informally on these points by the Committee -

Messrs Bartlett & Reynolds are progressing with the heating apparatus -

Tuesday. June 12. 1860.

The Board met this afternoon to consider the matter of making a farm road and disposing of the stone lying about in considerable quantities. All were present at the Building. but were unable to come to any conclusion, and the further considera-tion of the matter was postponed to the next stated meeting of the Board.

1860

A dumb waiter ordered from the Kitchen to the 3rd floor - Details left for the judgment of the Committee -

Wednesday, July 11th 1860

Committee met at the Building-

Present Messrs Booth Hooper- also

Mr Lyres & Mr Hempstead-

Plasterers putting on the white coat-

Carpenters laying the corridor floor of

the 2nd story-

Furnace work progressing-

In order to drain the water closets of

kitchen waste water, it was determined

1860

to have three arched wells dug on the slope of the hill west of the southern end of the building.

The first, square, 12 feet & 12 ft in depth - in which the deposit of solids will occur - & which may be emptied as occasion may require for manuring - The second, 10 ft square & 10 ft deep. to receive the liquid overflow from the first - The third, 12 ft in diameter

to receive the overflow from the 2nd, ~~and~~ to be carried off by the Sink—

It was also determined to have a well dug near the wheel house—10 ft in diameter—to supply water to the pumps for the reservoir—

Monday July 16th 1860.

Committee met at Mr Lyon's office, 206 S. 4th St. below Walnut -

All present -

Mr Lyon presented samples of locks for inspection -

The best locks, those of Rogers, were thought to be more expensive than was necessary - and as it was concluded not to have locks on the Chambers

The Committee adjourned to some day next week, in order to have samples of latches and locks again to examine —

July 31. 1860.

Committee met at the Building.
Present Messrs Booth. Flickwir & Cooper.
with the Architect.

Also Newbold. President. and Revd.
Dr. Ducachet, who was invited to view
the locality with reference to its eligi-
bility as a site for the proposed
Burd Orphan Asylum. it being
thought desirable to have these

1860

Church Institutions in the same neighborhood, if practicable -

Comm. accepted the proposition of Steward & Stevens to furnish

Mortice Locks @ $2.15 each
and Latches @ 1.15 "

Also that of Allen & Bard to make the vestibule door according to Architects plan for $412 -

Approved the Architects design for

1860

Monograms of John Kedisly & John Dobbins as ornaments for the springs of various arches in the corridors. & —

Accepted Wetherill's proposition to dig & build 4 drain wells for $260 — and 1 water well by wheelhouse for $130 —

Work progressing well — frame of spire on centre tower is up. —

Friday Aug. 10. 1860

Committee informally decided that the vane on the spire shall be painted of bronze, both on the score of taste & economy—

Aug 31. Committee visited the Building all present— Vane placed this afternoon on the spire—

Wednesday. Oct 17. 1860

Committee met - Present Flickner & Lohr

with the Architect - Agreed with the new

proprietor of the Washington Stables in

Street
...me, as to the prices for carriages -

Two Horse hack -	$4.00
One Horse wagon	2.50

Visited the Building - Plastering nearly

finished - Spire complete - Carpenter work

progressing - Drain walls complete -

Water well near the pump has 8 feet of water, but the supply is not sufficient, as it requires 18 hours to fill tanks - Will have a well dug near spring house, and convey the water to near the pump by means of the pipe now used for the ram - It is thought will be sufficient to give an ample supply -

The veranda on the rear of the

building complete and satisfactory -

Monday. Nov. 12. 1860 ...

Committee met at the New Building -

Present - Messrs Booth & the Chairman

with the Architect -

Visited all parts of the Building -

Plastering may be now said to be complete -

Workmen engaged in laying the cement floors

in the basement, and also in corridor or

air chamber in the cellar -

Mason putting up a wall under the baking room - the weight of the oven above being thought too great for the long iron joists of that floor -

Will have the under parts of boards of each story of verandah floors painted and sanded light stone color, and leave the timbers bare - these being oiled -

Accepted the following proposals - viz

That of Allen Bird to make all the necessary rails, posts, string pieces &c and do the work about all the stairs - according to plans & specification for the sum of $1718 —

Of Sylvanus W. Miller to make the parlor folding doors, and the outside doors according to plans & specification for $400 —

Of J. Bixby to furnish 7644 lbs

of iron sash weights for $119 -
Well dug and walled near the Spring
house - connection made with the lower
well - and a sufficient supply of water
believed to be obtained -

Friday. November 30th 1860 [wed written above line]

Committee met at the Office of the Architect - Present Messrs Cooper, Chw. & Flickwir -

The subject of an ice house was considered - It had been thought that the division of the cellar immediately under the central vestibule would be a suitable place - but on measurement it was found that its capacity is

1860

not over fifty tons, which would not be a sufficient supply for the House - It was also feared that so large a body of ice within the walls of the building might be injurious to the health of inmates.

It was determined therefore to build a house outside for the purpose - and in consideration of the lateness of the season, and the greater facility of building, and the cheapness of a

1860

frame building, such as one was determined on - to cost somewhere about $300 or $400 -

January 22. 1861.

The Chairman and Architect visited the building, to examine particularly into the partial failure of the furnaces to heat the house throughout.

Observations having been carefully made by thermometers, fixed at certain and different stations on the various floors, show a great inequality as well as deficiency of heat. The inequalities, however, being more or less constant

between the different localities -
On visiting the air chamber, it was found that the furnaces and drums were quite unequally distributed throught it - leaving long spaces in which there was no radiating surface whatever - the relative temperatures in the stories above corresponded more or less with this condition of things in the airchamber - and the generall deficiency of temperature above

seemed due to an insufficient supply of openings into the air chamber from the cold air chest below. The furnaces sometimes have a powerful draft and act well.

It is not doubted that an increase of radiating surface by additional drums (which the furnaces will bear, inasmuch as there was evidently very considerable heat lost by passing too soon into the gas flues) and a

more equal distribution of the whole throughout the air chamber, together with an increased quantity of cold air, would remedy the defect —

Messrs Bartlett & Reynolds propose to proceed at once on these suppositions —

The Ice House is complete, and filled with about 200 Tons of good ice from the pond —

Monday. February 11. 1861

The Chairman of the Committee and the Architect visited the Building.

Additional drums have been placed to two of the furnaces, and spread further from the fireboxes - with marked improvement in the result - An interesting experiment has been tried since our last visit - There were ~~it~~ ten successive drums (or radiating cylinders) attached to one of the furnaces, and the last

1861

others connected by a long pipe to the gas flue - The 19th drum was cold and of course the pipe beyond it - showing that all the heat could be extracted from the furnace - The powerful draft of the high chimney stack was sufficient to keep the fire alive - To day there are but six of these drums connected and the pipe as it enters the gas flue is moderately warm - The drums to each of the six furnaces are to be in-

created in number and spread more uniformly through the hot air chamber, and a larger supply of cold air admitted –

The Chairman, and other members of the Committee visited the Building from time to time - but no formal meeting was held until June 1.

As the matter of heating the Building was a contract of Messrs Bartlett & Reynolds, it was concluded to leave it in their hands without giving any orders in relation to it.

After repeated trials, they found it

necessary to resort to a system of separate chambers for each furnace with its drums. connecting these chambers with the hot air flues by a continuous gallery on each side of the cellar corridor at the top.

Their experience also taught them the necessity of throwing into these chambers as large a supply of cold air as arrangements would

permit.

In April Mr D. V. Bevan was authorized to paint the wood work, verandah &c at a cost of $1500 - the lowest offer made.

Prof. Bovey & Dr Cooper with the Architect made some trials of window shades during the latter part of May.

June 1. 1861

A meeting of the Committee was held this day. Present Prof Booth & Dr Cooper also the Architect.

Rev. Dr H. J. Morton and his Son in law Mr Brown being desirous of taking some photographic views of the Building, accompanied the Committee by invitation.

Also Mr Isill from the house of

Messrs Sheppard & Vanharlingen &c.
with a number of samples of window
shades.

Examined the furnaces, ranges in
the kitchen, and oven in the baking-
reported by the contractors as com-
plete.

Although the warm weather made
the trial of the heating apparatus
less satisfactory than the Committee

would have desired, they found that only four of registers or flues seemed to have defective draft. and the other work being well done the Committee agreed that the Contractors should be paid on their giving a guarantee to make good any deficiency that might be discovered hereafter.

The well known artistic taste of the

Rev. Dr Morton was called in to assist the Committee in determining the choice of window shades, and the particular shade was agreed upon.

Mr Brown succeeded in getting five different views of the Building.

1861

Friday June 14.

Committee visited the Building - to consider the matter of a gas house - Mr Newbold present. It had been at first thought advisable to put the works in that portion of the main cellar immediately adjoining the cellars of the two wings - but the fear of weakening the foundations of the walls by the necessary excavations for the tanks - the risk of unpleasant

1841

gases about the building - and more than all, the want of room for holders of 1000 ft capacity. induced the fixing on a site out side of the building - and a spot on the brow of the hill in the South rear of the building was fixed on -

Friday June 21 - Committee again visited the Building -

Determined to oil the floors through

out the whole building - two coats linseed oil at 5 cts per yard -

This was afterward modified by having a slight stain mixed with the first coat at an additional cost of 1 cent per yard.

Dr Cooper visited the building frequently alone and with the Architect.

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[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

1861

Friday. July 19 - Dr Cooper and the Treasurer Mr Kirkham visited the Building. Counted the window shades to test the bill of Mr. Spile of Sheppard Vanharlingen &c. - found correct -

A large quantity of furniture already delivered from Steele & Walton's

1861

Friday July 26. Dr Cooper visited the building and gave directions about putting up the furniture – Ordered the numbering of the rooms in the Basement in black figures.

Floors all oiled except the basement and work progressing there.

Walls of the gas house going on.

The Chairman having resigned his place in the Board, (having been elected Superintendent of the Hospital,) in July 1861, and the Building so near Completion, any further notes were omitted by reason of the great press of detail.—

The Family were removed to the new Hospital on Thursday October 24th 1861—